

Meeting Objective

- 1. Review staff proposals for the:
 - 2007 Barton Springs Zone Redevelopment Exception (per Council resolution)
 - 2000 Citywide Redevelopment Exception
- 2. Identify next steps for report to Council*
- * Resolution calls for report to Council by end of April 2013.

Council Resolution 20121213-066

To improve redevelopment opportunities and environmental protection, consider:

- Impact of expanding Redevelopment Exception to residential properties in and beyond the Barton Springs

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- 2. Impact of partial site Redevelopment Exception
- Other amendments that could encourage redevelopment while providing environmental benefits in and beyond the Barton Springs Zone

Click here for full resolution.

Meeting Agenda

- Arrivals & Introductions [10 min.]
- Review and Discuss Staff Proposal [50 min]
- Break [10 min.]
- Continue Discussion [35 min.]
- Wrap-Up [15 min.]

Staff Findings

- Few uses of existing BSZ Redevelopment Exception (2 times in 5+ years)
- Amount of land affected by extending option to non-single family residential properties is small (<3% of total area) but represents a high pollutant load relative to its size (~ 10 x higher)
- Environmental & community benefits of extending ordinance to older, under or un-treated properties outweighs risks
- · Propose retaining Council oversight

Recommendation: Barton Springs Zone

Extend the application of the section to existing authorized residential development with greater than two dwelling units per lot.

- Increase potential for water quality retrofits and preservation of open space
- Exclude single-family and duplex residential to protect existing neighborhoods
- Retain existing Council approval thresholds to provide additional scrutiny for more intense projects

Recommendation: Barton Springs Zone

Change the water quality requirement from the "entire site" to the "redeveloped area or an equivalent area on the site".

- Same language as current citywide redevelopment exception (25-8-26)
- · Allow gradual redevelopment of larger projects
- Potential for water quality retrofits and open space preservation on a shorter time-scale

Recommendation: Barton Springs Zone

Adjust Council approval requirement to 25 "additional" multifamily dwelling units (instead of 25 total units).

- Allows small-scale multifamily projects or modest increases in multifamily units without Council action
- · Potential to increase housing options & affordability

Recommendation: Barton Springs Zone

Remove Council approval requirement for civic uses.

- Current requirement onerous for projects such as small schools and churches
- Existing Council thresholds for dwelling units and traffic trips will catch more intense projects
- · Maintain Council threshold for existing industrial uses

Recommendation: Water Supply Watersheds

Allow projects to redevelop <u>all</u> existing impervious cover (instead of only 25 percent).

- Same as Barton Springs Zone Redevelopment Exception
- Increase the potential for water quality retrofits and preservation of open space

Recommendation: Water Supply Watersheds

Use similar structure to Barton Springs Zone Redevelopment Exception except:

- Remove references to SOS Ponds (not applicable);
- Change the combined impervious cover limit for the mitigation land and redevelopment to 40 percent for Water Supply Suburban and 20 percent for Water Supply Rural: and
- Consider the use of mitigation payment for the upgrade of outdated water quality ponds or restoration of degraded riparian zones

Recommendation: All Watersheds

Add provision to prohibit redevelopment within the Erosion Hazard Zone.

- · Avoid unnecessary public and private costs
- · Avoid damage to waterways
- Can use "protective works" or use appropriate setback

Recommendation: **Urban & Suburban Watersheds**

Add provision for not increasing non-compliance with Critical Water Quality Zone or Critical Environmental Feature setbacks.

- Same language already used in the Barton Springs Zone Redevelopment Exception
- Ensures that sensitive environmental areas are not further encroached

Recommendation: Citywide Redevelopment Exception

Remove the 25 percent option for the Drinking Water Protection Zone (DWPZ).

- Replace this option with the Barton Springs Zone redevelopment exception & newly proposed Water Supply equivalent
- Redevelopment of a portion of DWPZ sites now possible
- Mitigation system offers better environmental benefits

Next Stakeholder Meeting Topics

Apr 5

Chapter 25-8 Final Adjustments/Wrap-Up

Development Impact Assessment; Urban Stream Buffers; Floodplain Modification; Stakeholder Comment Response

Apr 19

Chapter 25-7 Drainage; Erosion Hazard Prevention

Chapter 25-2 Zoning: Planned Unit Development Environmental

May 3 + May 17

Hydrology and Urban Design, Parts 1 & 2 Volume Based Hydrology; Green Infrastructure; Payment-in-lieu of Water Quality; On- and Off-Site Mitigation

Stakeholder Meetings: Draft Ordinance* Dec. '12 – May 2013 Finalize Ordinance/City Department Review*

Stakeholder Meetings: Input

Staff develops Draft Ordinance

Brief the Environmental Board

Council Resolution

Boards & Commissions*

City Council Travis County Commissioner's Court

* City staff also happy to meet with interested groups upon request.

Adoption Schedule

January 2011

December 5

June

July

August

April - November

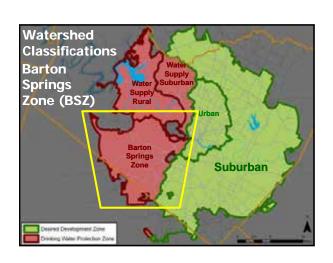
Sep. 2011 – April 2012

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http://www.austintexas.gov/page/ watershed-protection-ordinance-0



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